

October 3, 2007 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

08AN0117

Kevin and Adele Judson

Matoaca Magisterial District
12841 River Road

REQUEST: A Special Exception to park a temporary manufactured home in an Agricultural (A) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. Special Exception will not adversely affect the health, safety or welfare of persons residing on the subject property or the immediate area.
- B. This request will not impair the character of this rural residential area.
- C. Due to the configuration and size of the subject property, the temporary manufactured home will not have an adverse impact on adjacent properties.

CONDITIONS

- 1. Bill Judson shall be the owner and occupant of the temporary manufactured home. (P)
- 2. This temporary manufactured home special exception shall be granted for a period not to exceed seven (7) years from date of approval. (P)
- 3. No additional permanent type living space may be added onto this temporary manufactured home. (P)
- 4. This temporary manufactured home shall not be placed on a permanent foundation

and must be skirted. (P)

GENERAL INFORMATION

Location:

Property is known as 12841 River Road. Tax ID 735-640-1525.

Existing Zoning:

A

Size:

10.95 acres

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - A; Residential and vacant
South - A; Residential and vacant
East - A; Vacant
West - A; Vacant

Utilities:

Private well and septic system

General Plan:

(Southern and Western Area Plan)

Rural conservation use

DISCUSSION

The applicant is requesting a Special Exception in order to locate a temporary manufactured home in an Agricultural (A) District.

The temporary manufactured home will be located on property belonging to the applicants. However, Bill Judson, father of Kevin Judson one of the applicants will be the owner and occupant of the temporary manufactured home.

The subject property is served by private well and septic system.

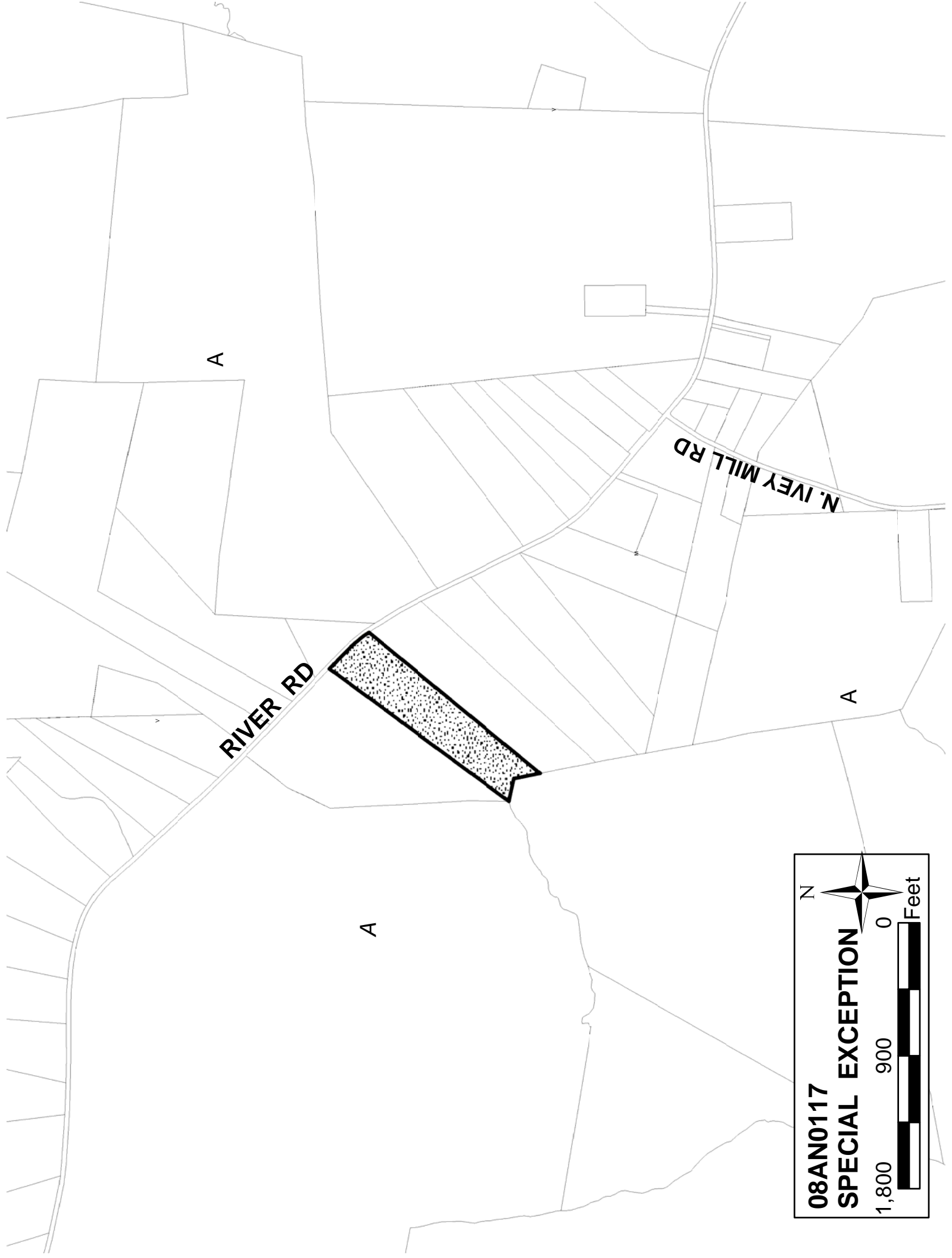
Staff visited the subject property which consists of 10.95 acres and noted an existing single family dwelling that was constructed in 1998. The applicants have indicated that they are proposing to place a temporary manufactured home approximately 1,150 feet from River Road and to the southwest of the existing dwelling. The subject property is approximately 350 feet in width along River Road and 1,500 feet deep.

This request, which is for seven (7) years, is located in an area suggested by the Southern and Western Area Plan for rural conservation use. Adjacent properties are zoned Agricultural (A). Development in this rural area began many years ago and gives the area a stable rural residential character. Staff notes there are older dwellings and newly constructed dwellings located along River Road in the immediate area.

Because of the present and future development in this area, staff believes that the Board should advise the applicant to look upon this request as a temporary dwelling and, if approved, it may or may not necessarily be renewed.

Staff recommends approval of this request for seven (7) years, subject to Conditions 1 through 4, as noted herein.

This page is blank.

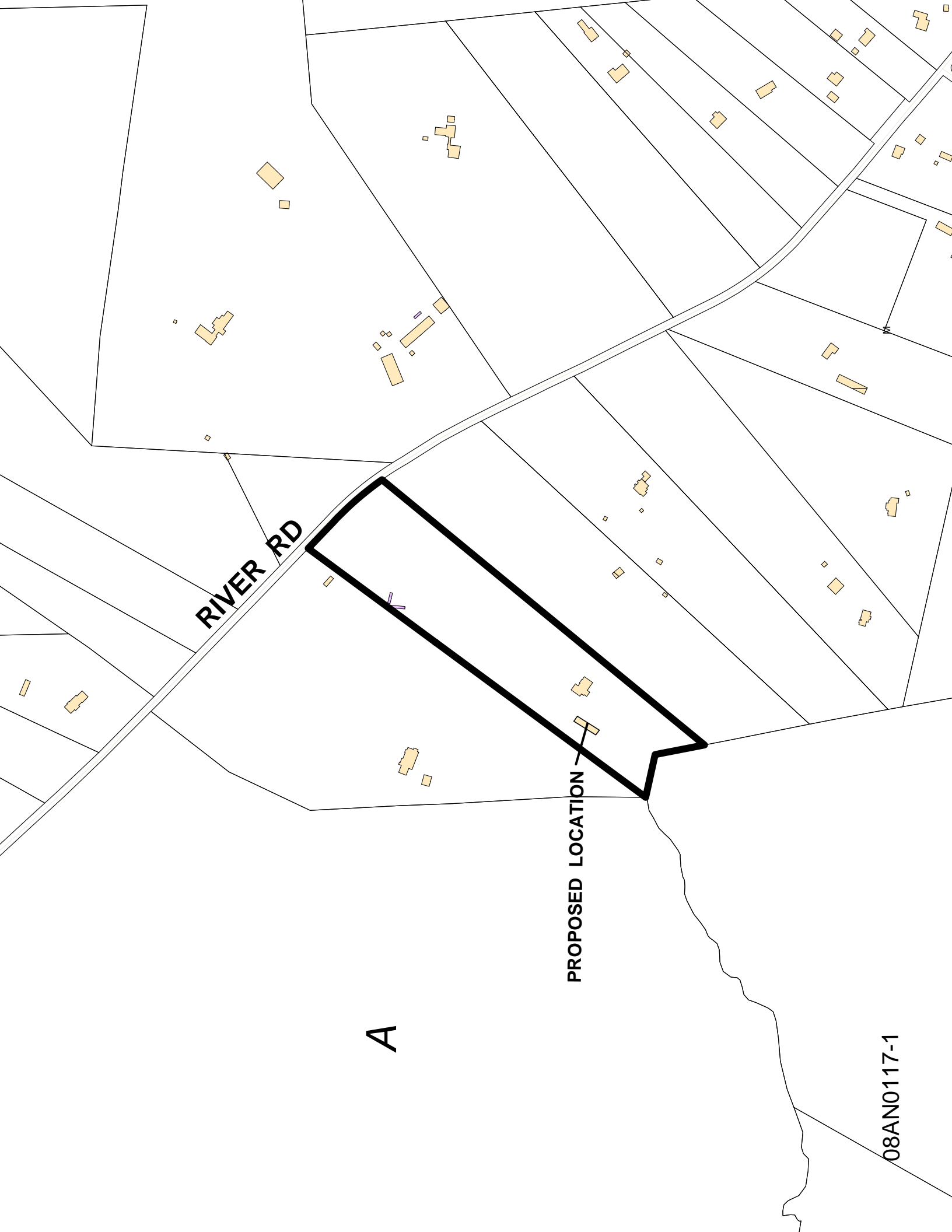


08AN0117
SPECIAL EXCEPTION

N

1,800 900 0 Feet

This page is blank.



RIVER RD

PROPOSED LOCATION

A

08AN0117-1